

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: February 10, 2005 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, February 10, 2005 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

PUBLIC HEARING:

(Continued from January 13, 2005)

1. PD-07-2004 Property located on McLane Lane (TM 223, Lots 1Q & 10A), an application to create a planned development by construction of seven (7) single family dwelling units – Quicksilver Realty, LLC
Public Hearing: 11/04/2004, 1/13/2005 & 02/10/2005

PUBLIC HEARING:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS:**

Subdivision, Site Plan and Conditional Use Applications (See Enclosed):

2. S-08-2005 Property located at 631 Lake Avenue, an application to subdivide property to create a 6,000 sq. ft. single family building lot – Michael Cote
Public Hearing: 02/10/2005
3. CU-03-2005 Property located at 631 Lake Avenue, an application for a “conditional use permit” to create a single family building lot (6,000 sq. ft.) within the R-2 zone district – Michael Cote
Public Hearing: 02/10/2005
4. SP-02-2005 Property located at 400 Gay Street, an application for site plan approval for the construction of a 16,250 sq. ft. building addition for manufacturing, and on-site parking – BCS Real Estate Holdings, Inc.
Public Hearing: 02/10/2005

5. CU-01-2005 Property located at 625 Silver Street, an application for a “conditional use permit” to convert a building from dog grooming to convenience store - Kristine Bell
Public Hearing: 02/10/2005
6. CU-04-2005 Property located at 20 Blaine Street, an application by The Raphael Social Club for a “conditional use permit” for a reduction from the required number of parking spaces to accommodate the social club – The Raphael Social Club
Public Hearing: 02/10/2005

LIMITED BUSINESS MEETING:

7. CU-03-2005 Property located at 631 Lake Avenue, an application for a “conditional use permit” to create a single family building lot (6,000 sq. ft.) within the R-2 zone district – Michael Cote
Public Hearing: 02/10/2005
8. S-08-2005 Property located at 631 Lake Avenue, an application to subdivide property to create a 6,000 sq. ft. single family building lot – Michael Cote
Public Hearing: 02/10/2005 [Recommendation at meeting]
9. CU-01-2005 Property located at 625 Silver Street, an application for a “conditional use permit” to convert a building from dog grooming to convenience store - Kristine Bell
Public Hearing: 02/10/2005
10. CU-04-2005 Property located at 20 Blaine Street, an application by The Raphael Social Club for a “conditional use permit” for a reduction from the required number of parking spaces to accommodate the social club – The Raphael Social Club
Public Hearing: 02/10/2005
11. Any other business items from Staff or Board.